



# CITY OF LODI COUNCIL COMMUNICATION

**AGENDA TITLE:** Further continue the Public Hearing to April 4, 2007 to Consider the following:

- a) Certify the Lodi Annexation Environmental Impact Report for the Westside Project
- b) Approve the Westside Development Project, which includes an Annexation, Pre-Zoning, Development Agreement, Amendment to the Bicycle Transportation Master Plan, and an Amendment to the Westside Facilities Master Plan to Incorporate 151 Acres into the City of Lodi to Allow Construction of 750 Dwelling Units, 3 Neighborhood/Community Parks, and a Public Elementary School at 351 East Sargent Road, 70 East Sargent Road, 212 East Sargent Road, and 402 East Sargent Road (originally continued from the November 15, 2006 City Council Meeting)

**MEETING DATE:** February 21, 2007

**PREPARED BY:** Randy Hatch, Community Development Director


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**RECOMMENDED ACTION:** Continue the public hearing for the certification of the Lodi Annexation Environmental Impact Report (EIR) for the Westside Project and the Westside Development Project to April 4, 2007.

**BACKGROUND:** At the City Council meeting of November 1, 2006 prior to the public hearing on the above matter, it was disclosed that two Council Members own an interest in property within a 500 foot radius of the project. This constitutes a potential financial conflict of interest which would cause the effected Council Members to remove themselves from participation in the matter. Consideration of the item was continued to November 15, 2006 to allow staff to research potential financial conflict of interest rules and provisions to determine if an actual conflict exists. While staff has performed some of the analysis, additional time is needed to consult with a qualified appraiser and have the appraiser conduct an analysis. Given the workload and availability of the appraiser the item needed to be continued to February 21, 2007. The latest communication with the appraiser states that the estimated date that the City will receive the finished appraisals will be March 16, 2007; therefore the public hearing is being continued to the next available City Council Meeting date of April 4, 2007.

**FISCAL IMPACT:** None

**FUNDING:** None

  
Randy Hatch  
Community Development Director

MM/RH/kc

Attachments: Westside Land Use Plan

**APPROVED:**   
Blair King, City Manager

# Westside Land Use Plan



LODI WESTSIDE: Illustrative Land Use Plan

City of Lodi, CA

SCALE : 1" = 200'

FCB HOMES

DAHIN GROUP  
JOB #: 177,001

1816 TELLER AVE  
SUITE 200  
ROCKY HILL, CA 92312  
TEL: 949.250.4400  
FAX: 949.250.8000



## **DECLARATION OF POSTING**

### **NOTICE OF PUBLIC HEARING CONCERNING THE WESTSIDE PROJECT**

On Friday, November 17, 2006, in the City of Lodi, San Joaquin County, California, a Notice of Public Hearing concerning the Westside Project (attached and marked as Exhibit A) was posted at the following locations:


Lodi Public Library  
Lodi City Clerk's Office  
Lodi City Hall Lobby  
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on November 17, 2006, at Lodi, California.

ORDERED BY:

**RANDI JOHL  
CITY CLERK**

  
JENNIFER M. PERRIN, CMC  
DEPUTY CITY CLERK

\_\_\_\_\_  
DANA R. CHAPMAN  
ADMINISTRATIVE CLERK



## **CITY OF LODI**

**Carnegie Forum  
305 West Pine Street, Lodi**

### **NOTICE OF CONTINUED PUBLIC HEARING**

**Date: February 21, 2007**

**Time: 7:00 p.m.**

For information regarding this notice please contact:

**Randi Johl**

**City Clerk**

**Telephone: (209) 333-6702**

### **NOTICE OF CONTINUED PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that on **Wednesday, February 21, 2007**, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

- a) Certify the Lodi Annexation Environmental Impact Report for the Westside Project
- b) Approve the Westside Development Project, which Includes an Annexation, Pre-Zoning, Development Agreement, and Amendment to the Bicycle Transportation Master Plan and the Westside Facilities Master Plan to Incorporate 151 Acres into the City of Lodi to Allow Construction of 750 Dwelling Units, 3 Neighborhood/Community Parks, and a Public Elementary School at 351 East Sargent Road, 70 East Sargent Road, 212 East Sargent Road, and 402 East Sargent Road

Information regarding this item may be obtained in the Community Development Department, 221 West Pine Street, Lodi, (209) 333-6711. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk, City Hall, 221 W. Pine Street, 2<sup>nd</sup> Floor, Lodi, 95240, at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the close of the public hearing.

By Order of the Lodi City Council:

A handwritten signature in dark ink, appearing to be "Randi Johl", written over a circular notepad or stamp.

**Randi Johl**  
City Clerk

**Dated: November 15, 2006**

Approved as to form:

A handwritten signature in dark ink, appearing to be "D. Stephen Schwabauer", written in a cursive style.

**D. Stephen Schwabauer**  
City Attorney



***Please immediately confirm receipt  
of this fax by calling 333-6702***

CITY OF LODI  
P. O. BOX 3006  
LODI, CALIFORNIA 95241-1910

**ADVERTISING INSTRUCTIONS**

**SUBJECT: PUBLIC HEARING TO CONSIDER WESTSIDE PROJECT**

**PUBLISH DATE: SATURDAY, MARCH 3, 2007**


**LEGAL AD**

**TEAR SHEETS WANTED: One (1) please**

**SEND AFFIDAVIT AND BILL TO:** RANDI JOHL, CITY CLERK  
City of Lodi  
P.O. Box 3006  
Lodi, CA 95241-1910

**DATED: TUESDAY, FEBRUARY 27, 2007**

**ORDERED BY: RANDI JOHL  
CITY CLERK**

  
JENNIFER M. PERRIN, CMC  
DEPUTY CITY CLERK

\_\_\_\_\_  
DANA R. CHAPMAN  
ADMINISTRATIVE CLERK

**Verify Appearance of this Legal in the Newspaper – Copy to File**

LNS Faxed to the Sentinel at 369-1084 at 2:35 pm (time) on 2/27/07 (date) 2 (pages)  
Phoned to confirm receipt of all pages at \_\_\_\_\_ (time) \_\_\_\_\_ JLT \_\_\_\_\_ DRC \_\_\_\_\_ JMP (initials)



## **DECLARATION OF POSTING**

### **NOTICE OF PUBLIC HEARING CONCERNING THE WESTSIDE PROJECT**

On Tuesday, February 27, 2007, in the City of Lodi, San Joaquin County, California, a Notice of Public Hearing concerning the Westside Project (attached and marked as Exhibit A) was posted at the following locations:


Lodi Public Library  
Lodi City Clerk's Office  
Lodi City Hall Lobby  
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 27, 2007, at Lodi, California.

ORDERED BY:

**RANDI JOHL**  
**CITY CLERK**

  
JENNIFER M. PERRIN, CMC  
DEPUTY CITY CLERK

\_\_\_\_\_  
DANA R. CHAPMAN  
ADMINISTRATIVE CLERK



## **DECLARATION OF MAILING**

### **NOTICE OF PUBLIC HEARING CONCERNING THE WESTSIDE PROJECT**

On February 27, 2007, in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a Notice of Public Hearing concerning the Westside Project, attached hereto Marked Exhibit A. The mailing list for said matter is attached hereto, marked Exhibit B.


There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 27, 2007, at Lodi, California.

ORDERED BY:

**RANDI JOHL**  
**CITY CLERK, CITY OF LODI**

  
JENNIFER M. PERRIN, CMC  
DEPUTY CITY CLERK

\_\_\_\_\_  
DANA R. CHAPMAN  
ADMINISTRATIVE CLERK





## CITY OF LODI

Carnegie Forum  
305 West Pine Street, Lodi

### NOTICE OF CONTINUED PUBLIC HEARING

Date: March 21, 2007

Time: 7:00 p.m.

For information regarding this notice please contact:

**Randi Johl**

**City Clerk**

**Telephone: (209) 333-6702**

**EXHIBIT A**

### NOTICE OF CONTINUED PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Wednesday, March 21, 2007**, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

- a) Certify the Lodi Annexation Environmental Impact Report for the Westside Project
- b) Approve the Westside Development Project, which includes an annexation, pre-zoning, Development Agreement, amendment to the Bicycle Transportation Master Plan, and an amendment to the Westside Facilities Master Plan to incorporate 151 acres into the City of Lodi to allow construction of 750 dwelling units, 3 neighborhood/community parks, and a public elementary school at 351 East Sargent Road, 70 East Sargent Road, 212 East Sargent Road, and 402 East Sargent Road

Information regarding this item may be obtained in the Community Development Department, 221 West Pine Street, Lodi, (209) 333-6711. All interested persons are invited to present their views and comments on this matter. *Written statements may be filed with the City Clerk, City Hall, 221 W. Pine Street, 2<sup>nd</sup> Floor, Lodi, 95240, at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.*

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the close of the public hearing.

By Order of the Lodi City Council:

Randi Johl  
City Clerk

**Dated: February 21, 2007**

Approved as to form:

D. Stephen Schwabauer  
City Attorney



APN; OWNER; ADDRESS; CITY; STATE; ZIP; SITUSNUM; SITUSDIR; SITUSSTNAME; SITUSTYP  
E

02740004; KRISTMONT WEST; PO BOX 6; FAIR OAKS; CA; 95628; 2650; W; LODI; AV

02740005; KRISTMONT WEST; PO BOX 6; FAIR OAKS; CA; 95628; 333; S; LOWER SAC; RD

02740006; KRISTMONT WEST; PO BOX 6; FAIR OAKS; CA; 95628; 2500; W; LODI; AV

02740011; KRISTMONT, WEST; PO BOX 6; FAIR OAKS; CA; 95628; 333; S; LOWER SAC; RD

02943027; LARSEN, JEFFERY & LAURIE; 55 APPLEWOOD  
DR; LODI; CA; 95242; 55; ; APPLEWOOD; DR

02943029; GIANNONI, JOHN M JR & KERRY TR; 2960 APPLEWOOD  
DR; LODI; CA; 95242; 2960; ; APPLEWOOD; DR

02943030; BATCH, ROBERT II; 2952 APPLEWOOD  
DR; LODI; CA; 95242; 2952; ; APPLEWOOD; DR

02943031; KORT, DALLAS DEAN & JONI ELLEN; PO BOX  
126; LODI; CA; 95241; 2944; ; APPLEWOOD; DR

02943032; HERYFORD, WILLIAM P & TINA C W; 2936 APPLEWOOD  
DR; LODI; CA; 95242; 2936; ; APPLEWOOD; DR

02943033; HANSEN, LAWRENCE DONALD & LIND; 2928 APPLEWOOD  
DR; LODI; CA; 95242; 2928; ; APPLEWOOD; DR

02943034; CLARK, MICHAEL & MELINDA; 2920 APPLEWOOD  
DR; LODI; CA; 95242; 2920; ; APPLEWOOD; DR

02943035; WALLACE, KEITH & MACHELLE; 29 PARADISE  
DR; LODI; CA; 95242; 29; ; PARADISE; DR

02943028; BARCUS, CASEY TR; 3013 OLD RANCH  
CIR; STOCKTON; CA; 95209; 45; ; APPLEWOOD; DR

02949010; GATSCHET, TIMOTHY W & DONNA LE; 2868 PARADISE  
DR; LODI; CA; 95242; 2868; ; PARADISE; DR

02949011; PEARSON, SUSAN P; 2860 PARADISE  
DR; LODI; CA; 95242; 2860; ; PARADISE; DR

02949012; HERRICK, BRADLEY C & BEVERLY F; 2852 PARADISE  
DR; LODI; CA; 95242; 2852; ; PARADISE; DR

02949013; HALL, LYNN E TR ETAL; 2844 PARADISE  
DR; LODI; CA; 95242; 2844; ; PARADISE; DR

02949014; MORIN, JULIAANE TR ETAL; 2836 PARADISE  
DR; LODI; CA; 95242; 2836; ; PARADISE; DR

EIR - NOA - FCB - Westside

02949015;BUTORAC, JOHN P TR;2828 PARADISE  
DR;LODI;CA;95242;2828;;PARADISE;DR

02949016;KESSLER, ERNEST K & JOAN A;2820 PARADISE  
DR;LODI;CA;95242;2820;;PARADISE;DR

02949017;MACBETH, KATHY L;2812 PARADISE  
DR;LODI;CA;95242;2812;;PARADISE;DR

02949018;CHRISTENSEN, ANDERS & JOAN;2804 PARADISE  
DR;LODI;CA;95242;2804;;PARADISE;DR

02949019;DEMPSEY, LLOYD B & MARCIA M TR;2728 PARADISE  
DR;LODI;CA;95242;2728;;PARADISE;DR

02949020;HEBERLE, FREDERICK J & JUDY D;2720 PARADISE  
DR;LODI;CA;95242;2720;;PARADISE;DR

02949021;CRANFORD, STEVE P ETAL;2712 PARADISE  
DR;LODI;CA;95242;2712;;PARADISE;DR

02949022;CURL, JASON & JENNIFER K;2704 PARADISE  
DR;LODI;CA;95242;2704;;PARADISE;DR

02950001;VOURLES, JUDITH ETAL;PO BOX  
450;WOODBIDGE;CA;95258;2694;;PARADISE;DR

02950002;JOHNSON, GARY;2688 PARADISE DR;LODI;CA;95242;2688;;PARADISE;DR

02950003;WATSON, STEVEN D & IVA M;2682 PARADISE  
DR;LODI;CA;95242;2682;;PARADISE;DR

02950004;NORTON, RONALD G & NAOMI JOYCE;2676 PARADISE  
DR;LODI;CA;95242;2676;;PARADISE;DR

02950005;HARPER, RONALD G & LUCILLE TR;2670 PARADISE  
DR;LODI;CA;95242;2670;;PARADISE;DR

02950006;MARTINEZ, ERASMO J & ELAINA L;2664 PARADISE  
DR;LODI;CA;95242;2664;;PARADISE;DR

02950007;MILLER, JAMES D JR & LARELLE L;2658 PARADISE  
DR;LODI;CA;95242;2658;;PARADISE;DR

02950017;HURST, SHARON D TR;2652 PARADISE  
DR;LODI;CA;95242;2652;;PARADISE;DR

02950018;WOODS, STEVEN P & DENISE L;2646 PARADISE  
DR;LODI;CA;95242;2646;;PARADISE;DR

02950019;PERGERSON, MATTHEW T & GINA E;2640 PARADISE  
DR;LODI;CA;95242;2640;;PARADISE;DR

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02952001;PERLEGOS, GEORGIA;PO BOX 1823;LODI;CA;95241;2634;;PARADISE;DR

02952002;LUBELL, DONNA H;2628 PARADISE  
DR;LODI;CA;95242;2628;;PARADISE;DR

02952003;ROMERO, ANTHONY J & MELISSA M;2622 PARADISE  
DR;LODI;CA;95242;2622;;PARADISE;DR

02952011;LATERREUR, NORMA L TR;2621 CREEKSIDE  
DR;LODI;CA;95242;2621;;CREEKSIDE;DR

02952012;WILSON, ROBERT G & NANCY A TR;2627 CREEKSIDE  
DR;LODI;CA;95242;2627;;CREEKSIDE;DR

02952013;CHANG, CHE MING;2633 CREEKSIDE  
DR;LODI;CA;95242;2633;;CREEKSIDE;DR

02952014;LIEBELT, BRIAN D & MARLIES N;2639 CREEKSIDE  
DR;LODI;CA;95242;2639;;CREEKSIDE;DR

02952015;CHATHA, INDER S & SURJIT K;2643 CREEKSIDE  
DR;LODI;CA;95242;2643;;CREEKSIDE;DR

02952016;PERLEGOS, JEFF ETAL;PO BOX  
1823;LODI;CA;95241;2649;;CREEKSIDE;DR

02952017;MAGEE, JERRY K;2640 CREEKSIDE  
DR;LODI;CA;95242;2640;;CREEKSIDE;DR

02952018;SILVANO, ROBERT M & BETHANY A;109 FIELDSTONE  
CT;LODI;CA;95242;109;;FIELDSTONE;CT

02952019;PORTILLO, ADELA;127 FIELDSTONE  
CT;LODI;CA;95242;127;;FIELDSTONE;CT

02952020;O DONNELL, ZACHARY R & KELLY J;130 FIELDSTONE  
CT;LODI;CA;95242;130;;FIELDSTONE;CT

02952021;FREGGIARO, VICKIE L;120 FIELDSTONE  
CT;LODI;CA;95242;120;;FIELDSTONE;CT

02952022;HAPPEL, DEAN A ETAL;114 FIELDSTONE  
CT;LODI;CA;95242;114;;FIELDSTONE;CT

02952023;LARRABEE, GARY M & KELLY L;108 FIELDSTONE  
CT;LODI;CA;95242;108;;FIELDSTONE;CT

02952025;FLAHERTY, DONALD D & DEBORAH R;115 BOXWOOD  
CT;LODI;CA;95242;115;;BOXWOOD;CT

02952026;SANDOVAL, PAUL D & MARTHA;121 BOXWOOD  
CT;LODI;CA;95242;121;;BOXWOOD;CT

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02952027;MATTHEWS, DALE K;127 BOXWOOD CT;LODI;CA;95242;127;;BOXWOOD;CT

02952028;SOUZA, RODNEY J & TAMMY A;139 BOXWOOD  
CT;LODI;CA;95242;139;;BOXWOOD;CT

02952029;MYERS, JERRY L;142 BOXWOOD CT;LODI;CA;95242;142;;BOXWOOD;CT

02952030;NICHOLS, DENNIS L;136 BOXWOOD CT;LODI;CA;95242;136;;BOXWOOD;CT

02952031;ODOM, DENISE A;130 BOXWOOD CT;LODI;CA;95242;130;;BOXWOOD;CT

02952032;BAUMBACH, MITZI M TR;124 BOXWOOD  
CT;LODI;CA;95242;124;;BOXWOOD;CT

02952043;LODI CITY OF ;PO BOX 3006 ;LODI ;CA;95241;144; ;BOXWOOD ;CT

02703008;TRAVERSO, ALBERT K ETAL;PO BOX  
247;ACAMPO;CA;95220;120;W;SARGENT;RD

02740001;TRAVERSO, ALBERT K ETAL;PO BOX  
247;ACAMPO;CA;95220;70;E;SARGENT;RD

02740003;WL INVESTORS LP;10100 TRINITY PARKWAY SUITE  
420;STOCKTON;CA;95219;402;E;SARGENT;RD

02938004;WOODBIDGE, IRRIG DIST ; ; ; ;00000;0; ; ;

02938005;PERLEGOS, GEORGIA ETAL ;PO BOX 1823 ;LODI ;CA;95241;351;E  
;SARGENT ;RD

02740002;DHKS DEV CO;621 EVERGREEN DR;LODI;CA;95242;212;E;SARGENT;RD

Suplimentals:

02902021;PERROTT, PATRICK ANDREW ETAL;17560 HIGHLANDS  
BLVD;SONOMA;CA;95476

02902022;JUNGEBLUT, ROSEMARY TR ETAL;859 TILDEN DR;LODI;CA;95242